

IT IS FURTHER ORDERED that the Plaintiffs' claims entitled "The Ghrist Defendants' Breaches of Fiduciary Duties & Tortious Interference to Anson Financial, Inc. Related to the \$129,000 Yammine Tax Loan" are DISMISSED WITH PREJUDICE.

All claims against Ian Ghrist and Ghrist Law Firm PLLC are DISMISSED WITH PREJUDICE except for the claim in Plaintiff's Fifth Amended Petition and Request for Disclosure entitled "The Ghrist Defendants' Breaches of Fiduciary Duties and Tortious Interference to Anson Financial, Inc. Related to the Alvord 287 Joint Venture."

Ian Ghrist's and Ghrist Law Firm PLLC's requests for attorney's fees, court costs, and Texas Citizens Participation Act (TCPA) sanctions are under advisement.

This judgment is partial and interlocutory in nature and is not final because the claim in Plaintiff's Fifth Amended Petition and Request for Disclosure entitled "The Ghrist Defendants' Breaches of Fiduciary Duties and Tortious Interference to Anson Financial, Inc. Related to the Alvord 287 Joint Venture" remains pending at this time and the Court has taken the amount of attorney's fees, court costs, and Texas Citizens Participation Act (TCPA) sanctions to award under advisement at this time.

SIGNED on this the 1 day of April, 2019.



Judge Presiding

From: [Stacci L. Reynolds](#)
To: ["tom@taheraldpc.com"](#); ["mike@jmichaelferguson.com"](#); ["hate@fnalegal.com"](#); ["ian@ghristlaw.com"](#); ["acuesta@deckerjones.com"](#)
Subject: 141-295012-17; Order On Defendant Ghrist's 1st Amended MSJ & Motion To Dismiss
Date: Monday, April 01, 2019 12:30:00 PM
Attachments: [14129501217000237.pdf](#)

Please find attached signed order from the court.

Stacci L. Reynolds
141st Associate Court Clerk
Tarrant County District Clerk
100 N. Calhoun ST, 2nd Floor
Fort Worth, TX 76196
817-884-1198
slreynolds@tarrantcounty.com



Exhibit ANS147 - Page 4 of 8

CAUSE NO. 141-295012-17

**MBH REAL ESTATE LLC,
AFI LOAN SERVICING, LLC,
ANSON FINANCIAL, INC.,
J. MICHAEL FERGUSON, P.C.,**

Plaintiffs

V.

**IAN GHRIST, GHRIST LAW FIRM,
PLLC, SHAWN COKER,
NEIGHBORHOOD PARTNER, INC.,
BLUE MOON REALTY GROUP, LLC,
WIZARD FUNDING, LLC,
CATHERINE COKER, SILVER STAR
TITLE LLC DBA SENDERA TITLE,
ELIZABETH ESPINO, KATHY E.
MONTES, LUCY OLIVAS, AND LAW
OFFICE OF SALVADOR ESPINO,
PLLC,**

Defendants

IN THE DISTRICT COURT

141ST JUDICIAL DISTRICT

FILED
TARRANT COUNTY
2019 MAR 21 PM 12:34
THOMAS A. WILDER
DISTRICT CLERK

TARRANT COUNTY, TEXAS

ORDER ON PLAINTIFFS' TRADITIONAL MOTION FOR PARTIAL SUMMARY JUDGMENT

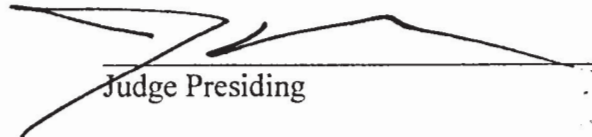
On this day, the Court considered MBH Real Estate, LLC, AFI Loan Servicing, LLC, Anson Financial, Inc., and J. Michael Ferguson, P.C.'s (collectively, "Plaintiffs") Traditional Motions for Partial Summary Judgment filed February 22, 2019 and February 27, 2019 (collectively, the "Motions") in the above-entitled and numbered cause.

Having considered the Motions, Defendants' responses, Plaintiffs' Sur-Reply, Ian Ghrist and Ghrist Law Firm's Sur-Reply, the pleadings and evidence on file, and the argument of counsel, the Court is of the opinion that the Motions should be **DENIED** as to all Defendants.

 E-MAILED
3/21/1949

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED that Plaintiffs' Traditional Motions for Partial Summary Judgment filed February 22, 2019 and February 27, 2019 are **DENIED** as to all Defendants.

Signed this 24 day of March, 2019.


Judge Presiding

670441.1

Yolanda E. Garza

From: Yolanda E. Garza
Sent: Thursday, March 21, 2019 4:36 PM
To: 'tom@taheraldpc.com'; 'mike@jmichaelferguson.com'; 'nate@fnalegal.com';
'ian@ghristlaw.com'; 'ccyrier@hfblaw.com'; 'acuesta@deckerjones.com';
'rolandjohnson@hfblaw.com'; 'sal_fw@yahoo.com'
Subject: 141-295012-17 4 separate orders
Attachments: 141-295012-17 Order on plaintiffs no evidence motion for partial summary
judgment.pdf; 141-295012-17 Order denying plaintiffs traditional motion for partial
summary judgment.pdf; 141-295012-17 Order granting Coker defendants traditional
motion for summary judgment.pdf; 141-295012-17 Order granting Sendera defendants
traditional motion for summary judgment.pdf

RE: 141-295012-17

Please find attached 4 signed orders for the cause number shown above.

Thank you

YOLANDA E. GARZA
141st Lead Clerk
Tarrant County District Clerk
100 N Calhoun St, 2nd Floor
Fort Worth, TX 76196
(817)884-1588
yegarza@tarrantcounty.com



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To: 'tom@taheraldpc.com'; 'mike@jmichaelferguson.com'; 'nate@fnalegal.com';
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